

**Multiple Use Districts: Site Development Requirements
Station Areas (SA)**

20.20.50. Site Development Requirements**A. STATION AREAS [ORD 4224; August 2002]**

		<u>SA-MU</u>	<u>SA-MDR</u>
1. Lot Area: (in Square Feet)			
A. Minimum		none	none
B. Maximum		none	none
2. Lot Dimensions: (in feet)			
A. Minimum		none	none
B. Maximum		none	none
3. Yard Setbacks: (in feet)		<u>SA-MU</u>	<u>SA-MDR</u>
A. Front			
1. Minimum		0'	0'
2. Maximum for developments without residential units on the ground floor.		20'	20'
3. Maximum for developments with residential units on the ground floor.		20'	20'
B. Side			
1. Minimum		none	none
2. Maximum		none	none
C. Rear			
1. Minimum		none	none
2. Maximum		none	none

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20.20.50.A.3.

- D. Reduction to setback standards. Up to twenty (20) feet additional front yard setback is allowed upon a demonstration that not less than 60% of the additional setback area is used to provide enhanced pedestrian amenities such as plazas, courtyards, benches, street furniture or similar useable pedestrian space.

4. Building Height:

(in feet)	<u>SA-MU</u>	<u>SA-MDR</u>
A. Maximum height without an Adjustment or Variance, except as provided by Section 60.50.10 of this Code.	60'	60'
B. Maximum height with an Adjustment or Variance, except as provided by Section 60.50.10 of this Code.	no limit specified	no limit specified
C. Refer to Section 60.05.15.7 for additional height requirements for structures adjacent to Major Pedestrian Routes. [ORD 4332; November 2004]		
D. The maximum height for wireless communication facilities inclusive of antennas in all station areas zoning districts shall be one hundred (100) feet. The maximum height of at-grade equipment shelters for wireless communication facilities in all industrial zoning districts shall be twelve (12) feet. [ORD 4248; April 2003]		

5. Floor Area:

	<u>SA-MU</u>	<u>SA-MDR</u>
A. Maximum	Subject to FAR as specified below	
B. Minimum Floor Area Ratio (FAR) for multiple use or non-residential developments	0.35	0.35
C. Maximum Floor Area Ratio (FAR) for multiple use or non-residential developments.	0.8	0.6

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20.20.50.A.5.

SA-MU**SA-MDR**

- | | | | |
|----|---|---------------|---------------|
| D. | Maximum Floor Area Ratio (FAR) for residential developments | not specified | not specified |
|----|---|---------------|---------------|
- E. Projects may use the Final Planned Unit Development or the Design Review Build-Out Concept Plan process to develop a site in phases to achieve the minimum FAR established in this subsection. Such projects must demonstrate in the plans how future development of the site, to the minimum development standards established in this ordinance or greater, can be achieved at ultimate build out of the Planned Unit Development or Design Review Build-Out Concept Plan. The Design Review Build-Out Concept Plan may be used if the only Site Development Requirement being phased, altered, or otherwise varied is the minimum FAR. If any other Site Development Requirement is being phased, altered, or otherwise varied, the Planned Unit Development process is to be used. [ORD 4332; November 2004]
- F. Permitted Density.
1. General. When a Planned Unit Development is approved, phased development may be proposed, so long as each phase complies with the minimum density of the site. [ORD 4332; November 2004]
 2. Method of Calculating Intensity (FAR). Required FAR shall be calculated on a net acre basis, determined as follows: Gross acreage shall be reduced by:
 - a. Unbuildable land, such as wetlands, protected or regulated natural areas under Section 60.60 (Trees and Vegetation) and 40.90 (Tree Plan), other natural resource areas, drainage areas, or drainage facilities, which is set aside in an unbuildable tract of land or dedicated to the public; and
 - b. Other lands devoted to public or private streets or street right-of-way.

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- G. For developments or phases thereof which are partially within and partially beyond the threshold distance of 400 feet of the LRT Station platform, only that portion which is 400 feet or less from the platform shall comply with the higher floor area ratio and density requirements.
- H. For developments or phases that involve multiple buildings, the floor area ratio may be averaged by totaling the square footage of the buildings divided by the square footage of the net acreage of land within such development or phase.
- I. Separation of buildings is subject to the State Building Code and the Uniform Fire Code.

- 6. Extension of Facilities.** [ORD 4061, September 1999] To provide for orderly development of the adjoining property or to provide an adequate grid of the City system, the City Engineer or designee shall require extension of water lines, sanitary and storm sewer lines through applicant's property to the property line of the adjoining or abutting property. Extension of streets shall conform to the requirements of Section 60.55 (Transportation Facilities). Facilities required in accordance with this section shall be consistent with the acknowledged Comprehensive Plan. Where physical or topographic conditions make the extension of a facility or facilities impracticable, the City Engineer or designee may require a cash payment to the City in lieu of the extension of the facility or facilities, the amount of which shall be equal to the estimated cost of the extension(s) under more suitable conditions.

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Station Communities (SC)**

20.20.50.

B. STATION COMMUNITIES [ORD 3998, December 1997] [ORD 4005, January 1998] [ORD 4188; January 2002] [ORD 4224; August 2002]

1. Lot Area:
(in Square Feet)

	<u>SC-MU</u>	<u>SC-HDR</u>	<u>SC-E Sub Areas</u>		
			1	2	3
A. Minimum	none	none	none	none	none
B. Maximum	none	none	none	none	none

2. Lot Dimensions:
(in feet)

	<u>SC-MU</u>	<u>SC-HDR</u>	<u>SC-E Sub Areas</u>		
			1	2	3
A. Minimum	none	none	none	none	none
B. Maximum	none	none	none	none	none

3. Yard Setbacks:
(in feet)

	<u>SC-MU</u>	<u>SC-HDR</u>	<u>SC-E Sub Areas</u>		
			1	2	3
A. Front					
1. Minimum	0'	0'	none	none	none
2. Maximum for developments without residential units on the ground floor	5' on Major Pedestrian Routes; 10' on all other streets	5' on Major Pedestrian Routes; 10' on all other streets			
3. Maximum for developments with residential units on the ground floor	20'	20'	N/A	N/A	N/A

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		<u>SC-MU</u>	<u>SC-HDR</u>	<u>SC-E Sub Areas</u>		
				1	2	3
B.	Side					
	1. Minimum	none	none	none	none	none
	2. Maximum	none	none	none	none	none
C.	Rear					
	1. Minimum	none	none	none	none	none
	2. Maximum	none	none	none	none	none
D.	Reduction to setback standards. Up to twenty (20) feet additional front yard setback is allowed upon a demonstration that not less than 60% of the additional setback area is used to provide enhanced pedestrian amenities such as plazas, courtyards, benches, street furniture or similar useable pedestrian space.					
E.	Within SC-E sub area 3, if the side or rear yards of a proposed development abut lands which are zoned residential or are zoned with a Multiple Use zoning designation where the applicable Multiple Use zoning designation allows residential development, the setback shall equal the applicable required residential rear yard setback. [ORD 4224; August 2002]					
F.	Within the Merlo Station Area Community Plan, no side or rear yard setbacks are required where property lines abut a railroad right-of-way or spur track.					

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20.20.50.B.

4. Building Height:
(in feet)

		<u>SC-MU</u>	<u>SC-HDR</u>	<u>SC-E Sub Areas</u>		
				1	2	3
A.	Minimum	none	none	24'	24'	none
B.	Maximum height without an Adjustment or Variance, except as provided by Section 60.50.10 of this Code	100' within 400' of the LRT station platform, 60' beyond the 400'	100' within 400' of the LRT station platform, 60' beyond the 400'	100'	60'	45' except that within 100' of residentially zoned property of Multiple Use zoned property where residential is allowed, the maximum height shall be equal to the maximum height of the abutting residential zone.
C.	Refer to Section 60.05.15.7 for additional height requirements for structures adjacent to Major Pedestrian Routes. [ORD 4332; November 2004]					
D.	The maximum height for wireless communication facilities inclusive of antennas in all station communities zoning districts shall be one hundred (100) feet. The maximum height of at-grade equipment shelters for wireless communication facilities in all industrial zoning districts shall be twelve (12) feet. [ORD 4248; April 2003]					

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20.20.50.B.

5. Floor Area:

		<u>SC-MU</u>	<u>SC-HDR</u>	<u>SC-E Sub Areas</u>		
				1	2	3
A.	Maximum	Subject to FAR as specified below	Subject to FAR as specified below	none	none	none
B.	Minimum Floor Area Ratio (FAR) for multiple use or non-residential developments	0.6 within 400' of the LRT station platform, 0.5 beyond the 400'	0.6 within 400' of the LRT station platform, 0.5 beyond the 400'	0.5	0.35	none
C.	Maximum Floor Area Ratio (FAR) for multiple use or non-residential developments	1.2 within 400' of the LRT station platform, 1.0 beyond the 400'	1.2 within 400' of the LRT station platform, 1.0 beyond the 400'	2.0	1.0	0.5
D.	Maximum Floor Area Ratio (FAR) for residential developments	1.2 within 400' of the LRT station platform, 1.0 beyond the 400'	1.2 within 400' of the LRT station platform, 1.0 beyond the 400'	N/A	N/A	N/A

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20.20.50.B.5.

- E. Projects may use the Final Planned Unit Development or the Design Review Build-Out Concept Plan process to develop a site in phases to achieve the minimum FAR established in this subsection. Such projects must demonstrate in the plans how future development of the site, to the minimum development standards established in this ordinance or greater, can be achieved at ultimate build out of the Planned Unit Development or Design Review Build-Out Concept Plan. The Design Review Build-Out Concept Plan may be used if the only Site Development Requirement being phased, altered, or otherwise varied is the minimum FAR. If any other Site Development Requirement is being phased, altered, or otherwise varied, the Planned Unit Development process is to be used. [ORD 4332; November 2004]
- F. Permitted Density.
1. General. When a Planned Unit Development is approved, phased development may be proposed, so long as each phase complies with the minimum density of the site. [ORD 4332; November 2004]
 2. Method of Calculating Intensity (FAR). Required FAR shall be calculated on a net acre basis, determined as follows: Gross acreage shall be reduced by:
 - a. Unbuildable land, such as wetlands, protected or regulated natural areas under Section 60.60 (Trees and Vegetation) and 40.90 (Tree Plan), other natural resource areas, drainage areas, or drainage facilities, which is set aside in an unbuildable tract of land or dedicated to the public; and
 - b. Other lands devoted to public or private streets or street right-of-way.
- G. Except for SC-E sub areas, for developments or phases thereof which are partially within and partially beyond the threshold distance of 400 feet of the LRT Station platform, only that portion which is 400 feet or less from the platform shall comply with the higher floor area ratio and density requirements. [ORD 4188; January 2002]

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20.20.50.B.5.

- H. For developments or phases that involve multiple buildings, the floor area ratio may be averaged by totaling the square footage of the buildings divided by the square footage of the net acreage of land within such development or phase.
 - I. Except for SC-E sub areas, maximum setbacks do not apply along streets that form a boundary of a Station Community District, unless specifically required and identified in Section 20.20.60. [ORD 4188; January 2002]
 - J. Separation of buildings is subject to the State Building Code and the Uniform Fire Code.
- 6. Extension of Facilities.** [ORD 4061, September 1999] To provide for orderly development of the adjoining property or to provide an adequate grid of the City system, the City Engineer or designee shall require extension of water lines, sanitary and storm sewer lines through applicant's property to the property line of the adjoining or abutting property. Extension of streets shall conform to the requirements of Section 60.55. Transportation Facilities. Facilities required in accordance with this section shall be consistent with the acknowledged Comprehensive Plan. Where physical or topographic conditions make the extension of a facility or facilities impracticable, the City Engineer or designee may require a cash payment to the City in lieu of the extension of the facility or facilities, the amount of which shall be equal to the estimated cost of the extension(s) under more suitable conditions. [ORD 4224; August 2002]
- 7.** [ORD 4188; January 2002] Other Requirements, applicable only to the SC-E zoning districts:
- A. No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to residential district or mixed use districts where residential uses are allowed.
 - B. Other required condition:
 - 1. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall.

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20.20.50.B.7.B.

2. Storage yards shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.
 3. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.
8. [ORD 4188; January 2002] Performance Standards for Development in the SC-E zoning districts.
- A. Vibration. No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.
 - B. Odors. The emission of odorous gasses or matter as to be readily detectable at any point beyond the property line is prohibited.
 - C. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building. Glass windows shall be tinted to reduce glare and reflectiveness.
 - D. Outdoor Noise. Outdoor noise emitted from the property shall not exceed a measurement of 55 decibels at the adjoining property line(s).
 - E. Administration and Enforcement. Prior to the City taking any action on a Type 1, Type 2, or Type 3 application, or the issuance of an occupancy permit, at the request of the City, information sufficient to determine the degree of compliance with the standards in this subsection shall be furnished by the applicant. Such request may include continuous records of operations, for periodic checks to assure maintenance of standards, or for special surveys. Accurate and representative measurements, as necessary, shall be made according to accepted engineering practice. Measurements shall be made at or anywhere outside the property lines of the property from which an emission is generated. [ORD 4224; August 2002]

20.20.50.

C. CORRIDOR AND MAIN STREETS [ORD 4265; September 2003]**C-MU**

1. **Minimum Lot Area:** None
(in Square Feet)
2. **Minimum Lot Dimensions:**
(in feet)
 - A. Width None
 - B. Depth None
3. **Minimum Yard Setbacks:**
(in feet)
 - A. Front None
 - B. Side None
 1. Interior None
 2. Corner Lot None
 - C. Rear (only if next to a residential zone) None
 - D. Reduction to setback standards. Under conditions outlined in Section 40.30, applications may be made for zero side yard setbacks.
4. **Building Height:**
(in feet) **C-MU**
 - A. Maximum height. 60'
 - B. Refer to Section 60.05.15.7 for additional height requirements for structures adjacent to Major Pedestrian Routes. [ORD 4332; November 2004]
5. **Maximum Lot Coverage:**
(in percentage) 100

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Town Center (TC)**

20.20.50.

D. TOWN CENTERS [ORD 4058, August 1999]

		<u>TC-MU</u>	<u>TC-HDR</u>	<u>TC-MDR</u>
1. Lot Area:	(in square feet)			
A.	Minimum	none	none	none
B.	Maximum	none	none	none
2. Lot Dimensions:	(in feet)			
A.	Minimum	none	none	none
B.	Maximum	none	none	none
3. Yard Setbacks:	(in feet)			
A.	Front			
	1. Minimum	0'	0'	0'
	2. Maximum for developments without Residential units on the ground floor:			
	a. Fronting on a Major Pedestrian Route	0'	10'	20'
	b. Not fronting on a Major Pedestrian Route	5'	10'	20'
	3. Maximum for developments with Residential units on the ground floor:			
	a. Fronting on a Major Pedestrian Route	20'	20'	20'
	b. Not fronting on a Major Pedestrian Route	20'	20'	20'
B.	Side			
	1. Minimum	none	none	none
	2. Maximum	none	none	none

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20.20.50.D.3.

		<u>TC-MU</u>	<u>TC-HDR</u>	<u>TC-MDR</u>
C.	Rear			
	1. Minimum	none	none	none
	2. Maximum	none	none	none
D.	Modification to setback standards. Up to twenty (20) feet additional front yard setback is allowed upon a demonstration that not less than 60% of the additional setback area is used to provide enhanced pedestrian amenities such as plazas, courtyards, benches, street furniture or similar useable pedestrian space.			
E.	Yards abutting single family residential zones, when not separated by a public street, shall have a minimum setback of twenty (20) feet			
F.	No side or rear yard setbacks are required where side or rear property lines abut a railroad right-of-way or spur track.			

		<u>TC-MU</u>	<u>TC-HDR</u>	<u>TC-MDR</u>
4.	Building Height: (in feet)			
A.	Maximum height without an Adjustment or Variance, except as provided by Section 60.50.10 of this Code. [ORD 4224; August 2002]	60'	50'	35'
B.	Maximum height with an Adjustment or Variance, except as provided by Section 60.50.10 of this Code. [ORD 4224; August 2002]	100'	75'	45'
C.	Refer to Section 60.05.15.7 for additional height requirements for structures adjacent to Major Pedestrian Routes. [ORD 4332; November 2004]			

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20.20.50.D.4.

- D. The maximum height for wireless communication facilities inclusive of antennas in all town center zoning districts shall be one hundred (100) feet. The maximum height of at-grade equipment shelters for wireless communication facilities in all industrial zoning districts shall be twelve (12) feet. [ORD 4248; April 2003]

5. Floor Area:

Floor Area is dependent upon whether residential development is involved or not. Residential only development is governed by minimum and maximum densities. Whereas non-residential only development and multiple use development that includes residential floor space, is governed by minimum and maximum Floor Area Ratios. For Multiple Use development, no maximum limitation shall be placed on the number of dwelling units permitted.

	<u>TC-MU</u>	<u>TC-HDR</u>	<u>TC-MDR</u>
A. Minimum Floor Area Ratio (FAR) for multiple use or non-residential developments.	0.50	0.30	0.25
B. Minimum Floor Area Ratio (FAR) for multiple use or non-residential developments with a FPUD or DRBCP [ORD 4224; August 2002] [ORD 4332; November 2004]	0.35	0.20	0.20

Projects that propose to utilize the Final Planned Unit Development or Design Review Build-Out Concept Plan process to develop a site at the minimum FAR established in subsection 20.20.50.D.5.B above must demonstrate in the plans how, in all aspects of site development requirements, future intensification of the site, to the minimum FAR established in subsection 20.20.50.D.5.A or greater, can be achieved at ultimate build out of the Planned Unit Development or Design Review Build-Out Concept Plan. The Design Review Build-Out Concept Plan may be used if the only Site Development Requirement being phased, altered, or otherwise varied is the minimum FAR. If any other Site Development Requirement is being phased, altered, or otherwise varied, the Planned Unit Development process is to be used. [ORD 4224; August 2002] [ORD 4332; November 2004]

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Town Center (TC)**

20.20.50.D.5

		<u>TC-MU</u>	<u>TC-HDR</u>	<u>TC-MDR</u>
C.	Maximum Floor Area Ratio (FAR) for multiple use or non-residential developments.	1.00	0.60	0.50
D.	Maximum Floor Area Ratio (FAR) for multiple use or non-residential developments with a FPUD or DRBCP. [ORD 4224; August 2002] [ORD 4332; November 2004]	2.00	1.00	0.75
		<u>TC-MU</u>	<u>TC-HDR</u>	<u>TC-MDR</u>
E.	Minimum Residential Density in residential only and multiple use projects.	24 units per acre	24 units per acre	18 units per acre
F.	Maximum Residential Density in residential only projects.	40 units per acre	36 units per acre	24 units per acre
G.	Permitted Density (Dwelling Units/Acre - DU/Ac) and (Floor Area Ratio - FAR).			

1. General.

- a. When a Final Planned Unit Development is approved, phased development may be proposed, so long as an approved Phasing Plan is submitted as part of a PUD which demonstrates how required densities will be accomplished upon completion of the final phase. This could be accomplished by identifying future building sites, identifying plans for future intensification of existing buildings through the addition of more square footage, or by identifying future redevelopment of parking areas to more intensive land uses. In all cases, the phasing plan should demonstrate that proposed development will not preclude the ability to establish an urban street grid and urban levels of development as the Town Center matures. [ORD 4224; August 2002]

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20.20.50.D.5.G.1.

- b. Existing Development, which either exists or is the subject of a vested development application as of September 17, 1999, shall not be deemed non-conforming solely on the basis of failure to meet the minimum FAR or residential density requirements. With redevelopment of the site, an approved phasing plan demonstrating how the development will meet the applicable FAR and residential density requirements upon final buildout must be submitted prior to issuance of necessary land use permits. [ORD 4224; August 2002]

2. Method of Calculating Density and Intensity (FAR).

Required minimum densities and FAR shall be calculated on a net acre basis, determined as follows: Gross acreage shall be reduced by:

- a. Unbuildable land, such as wetlands, protected or regulated natural areas under Section 60.60 (Trees and Vegetation) and 40.90 (Tree Plan), other natural resource areas, drainage areas, or drainage facilities, which is set aside in a conservation easement, an unbuildable tract of land or dedicated to the public; and
- b. Other lands devoted to public or private streets or street right-of-way.
- c. For Multiple Use Developments, residential densities and non-residential FARs shall be implemented as follows:

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20.20.50.D.5.G.2.c.

Net buildable acres multiplied by the percentage of proposed residential use,
 = land available to residential development,
 multiplied by minimum residential density,
 = minimum number of dwelling units required.

net buildable acres multiplied by the percentage of proposed non-residential use,
 = land available to non-residential development,
 multiplied by the minimum FAR,
 = minimum number of non-residential square footage
 required.

Example of Density and FAR Estimates for Mixed Use Development	District		TC-MU
	Net Buildable Acres		5 acres
		Residential Acreage	1 acre (20%)
		Minimum Dwelling Units	24 Units
		Retail Acreage	4 acres
		Minimum Retail Square Footage	60,984 sq. ft.

- H. For developments or phases that involve multiple uses, the floor area ratio may be averaged by totaling the square footage of the buildings divided by the square footage of the net acreage of land within such development or phase.

- I. Within a single land use zone, residential densities may be averaged across a property in order to allow for a variety of housing types, provided that the property is within a single, contiguous ownership, except that within a planned unit development may be averaged across multiple land use zones provided that the applicant demonstrates that the proposed development is compatible with existing and planned development on neighboring parcels. For the purposes of this standard, properties within a single, contiguous ownership also include those properties separated only by a street.

- J. Separation of buildings is subject to the State Building Code and the Uniform Fire Code.

**Multiple Use Districts: Site Development Requirements
Regional Center (RC)**

20.20.50.

E. REGIONAL CENTERS [ORD 4075; November 1999]

The purpose of the following site development requirements and standards is to support existing and future businesses and development consistent with the intent and purpose of each of the three Regional Center District subareas as set forth in this ordinance [RC-TO: Section 20.20.43; RC-OT: Section 20.20.45; RC-E: Section 20.20.47]

	<u>RC-TO</u>	<u>RC-OT</u>	<u>RC-E</u>
1. Lot Area: (in square feet)			
A. Minimum	none	none	none
B. Maximum	none	none	none
2. Lot Dimensions: (in feet)			
A. Minimum	none	none	none
B. Maximum	none	none	none
3. Yard Setbacks: (in feet)			
A. Front			
1. Minimum	0'	0'	0'
2. Maximum for developments without Residential units on the ground floor:			
a. Fronting on a Major Pedestrian Route	5'	5'	20'
b. Not fronting on a Major Pedestrian Route	10'	10'	20'
3. Maximum for developments with Residential units on the ground floor.	20'	20'	20'
B. Side			
1. Minimum	none	none	none
2. Maximum	none	none	none
C. Rear			
1. Minimum	none	none	none
2. Maximum	none	none	none

**Multiple Use Districts: Site Development Requirements
Regional Center (RC)**

20.20.50.E.3.

- D. Modification to setback standards. Up to twenty (20) feet additional front yard setback is allowed upon a demonstration that not less than 60% of the additional setback area is used to provide enhanced pedestrian amenities such as plazas, courtyards, benches, street furniture or similar useable pedestrian space. Modifications under this provision may be allowed in addition to other variances and adjustments available under this ordinance.
- E. Maximum setbacks do not apply along street that form a boundary of the Regional Center Districts, unless specifically required and identified in Section 20.20.60. [ORD 4312; June 2004]
- F. Yards abutting single-family residential zones, when not separated by a public street, shall have a minimum setback of twenty (20) feet.
- G. No side or rear yard setbacks are required where side or rear property lines abut a railroad right-of-way or spur track.

[ORD 4332; November 2004]

		<u>RC-TO</u>	<u>RC-OT</u>	<u>RC-E</u>
4.	Building Height: (in feet)			
A.	Maximum height without an Adjustment or Variance, except as provided by Section 60.50.10 of this Code. [ORD 4224; August 2002]	120'	30'	80'
B.	Maximum height with an Adjustment or Variance, except as provided by Section 60.50.10 of this Code. [ORD 4224; August 2002]	200'	60'	200'
C.	The height of a stepped or terraced building is the maximum height of any segment of the building.			

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Regional Center (RC)**

20.20.50.E.4.

- D. Refer to Section 60.05.15.7 for additional height requirements for structures adjacent to Major Pedestrian Routes. [ORD 4332; November 2004]
- E. The maximum height for wireless communication facilities inclusive of antennas in all regional center zoning districts shall be one hundred (100) feet. The maximum height of at-grade equipment shelters for wireless communication facilities in all industrial zoning districts shall be twelve (12) feet. [ORD 4248; April 2003]

5. Floor Area:

Floor Area is dependent upon whether residential development is involved or not. Residential only development is governed by minimum and maximum densities. Whereas non-residential only development and multiple use development that includes residential floor space, is governed by minimum and maximum Floor Area Ratios. For Multiple Use development, no maximum limitation shall be placed on the number of dwelling units permitted.

	<u>RC-TO</u>	<u>RC-OT</u>	<u>RC-E</u>
A. Minimum Floor Area Ratio (FAR) for multiple use or non-residential developments.	0.60	0.35	0.30

Projects may use the Final Planned Unit Development or the Design Review Build-Out Concept Plan process to develop a site in phases to achieve the minimum FAR established in this subsection. Such projects must demonstrate in the plans how future development of the site, to the minimum development standards established in this ordinance or greater, can be achieved at ultimate build out of the Planned Unit Development or Design Review Build-Out Concept Plan. The Design Review Build-Out Concept Plan may be used if the only Site Development Requirement being phased, altered, or otherwise varied is the minimum FAR. If any other Site Development Requirement is being phased, altered, or otherwise varied, the Planned Unit Development process is to be used. [ORD 4224; August 2002] [ORD 4332; November 2004]

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Regional Center (RC)**

20.20.50.E.5.

- B. To accommodate smaller lot sizes within the RC-TO zone that existed prior to December 9, 1999, the required minimum floor area ratio for multiple use or non-residential developments may be further modified based upon lot dimensions, as follows:

MINIMUM SITE WIDTH	MINIMUM SITE DEPTH			
	0-120'	121'-139'	140'-175'	176'+
0-100'	0.1	0.2	0.25	0.25
101'-200'	0.1	0.3	0.45	0.45
201'+	0.1	0.45	0.45	0.60

[ORD 4312; June 2004]

Note: When provisions are made off-site for required parking, the permissible FAR shall be governed by 20.20.50.5.A, .B, .C, .D, and .E, regardless of site dimensions.

- | | <u>RC-TO</u> | <u>RC-OT</u> | <u>RC-E</u> |
|--|---------------------|------------------------------|--------------------|
| C. Maximum Floor Area Ratio (FAR) for multiple use or non-residential developments. [ORD 4259; August 2003] | Unlimited | Unlimited | 1.00 |
| D. Maximum Floor Area Ratio (FAR) for multiple use or non-residential developments with a FPUD or DRBCP. [ORD 4224; August 2002] [ORD 4259; August 2003] [ORD 4332; November 2004] | | Unlimited FAR in RC-E zones. | |
| E. Maximum Floor Area Ratio (FAR) for Multiple Use developments involving Residential Use in RC-E Zone. | | | |

The maximum permitted FAR in the RC-E Zone for a multiple-use project involving residential use shall be determined by the mix of uses and ratio thereof in accordance with the following:

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20.20.50.E.5.E

% Non-Residential Floor Area	% Residential Floor Area							
	<20	20	30	40	50	60	70	80
20								(1.7)
30							(1.6)	
40						(1.55)		
50					(1.5)			
60				(1.4)				
70			(1.3)					
80		(1.2)						
90	(1.1)							
100	(1.0)							

[ORD 4259; August 2003]

() Represents factor to be multiplied times the maximum permitted FAR for a non-residential, - or non-multiple-use development to determine permitted FAR.

	<u>RC-TO</u>	<u>RC-OT</u>	<u>RC-E</u>
F. Minimum residential density in residential only projects. [ORD 4259; August 2003]	20 units per acre	12 units per acre	N/A

The minimum residential density in residential only projects shall be further restricted based upon lot dimensions, as follows:

		MINIMUM SITE DEPTH		
MINIMUM SITE WIDTH		0-100'	101'-139'	140'+
0-150'		0 DU/Acre	12 DU/Acre	**
151'-200'		10 DU/Acre	24 DU/Acre	**
201'+		10 DU/Acre	**	**

** Governed by standards set forth in 5.F. and G.

Note: When provisions are made off-site for required parking, the permissible density of all lots, regardless of size, shall be governed by 20.20.50.E.5.F and G.

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20.20.50.E.5.

		<u>RC-TO</u>	<u>RC-OT</u>	<u>RC-E</u>
G.	Maximum residential density in residential only projects.	60 units per acre	40 units per acre	40 units per acre
H.	Permitted Density (Dwelling Units/Acre-Du/Ac) and (Floor Area Ratio-FAR).			
	1. <u>General</u> . Except as otherwise approved through the Final Planned Unit Development process, phased development may be proposed, so long as each phase complies with the minimum density. [ORD 4224; August 2002] [ORD 4332; November 2004]			
	2. Method of Calculating Density and Intensity (FAR). Required minimum densities and FAR shall be calculated on a net acre basis, determined as follows: Gross acreage shall be reduced by:			
	a. Unbuildable land, such as wetlands, protected or regulated natural areas under Section 60.60 (Trees and Vegetation) and 40.90 (Tree Plan), other natural resource areas, drainage areas, or drainage facilities, which is set aside in an unbuildable tract of land or dedicated to the public; and			
	b. Other lands devoted to public or private streets or street right-of-way.			
I.	Lot Consolidation			
	1. In order to discourage development on small lots at densities or intensities that might result in poorly sited and designed structures, require multiple driveways along Major Pedestrian Routes or interfere with pedestrian or vehicular movement, and to encourage consolidation of small lots, the maximum allowable FAR in Non-Residential and Multiple Use projects shall comply with the standards set forth in Section 20.20.50.E.5.E and the allowable density in residential projects with the density standards set forth in Section 20.20.50.E.5.H.			

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20.20.50.E.5.I.

2. A twenty (20) percent increase in the allowable FAR or residential density shall be permitted when a corner lot is located on a Major Pedestrian Route, is a lot of record as of December 9, 1999, and is consolidated with one or more adjoining lots to form a new lot with a minimum frontage of 150 feet on a Major Pedestrian Route, provided that where the newly consolidated lot adjoins a mid-block lot fronting on a Major Pedestrian Route and with a fronting lot width of less than 150 feet, a vehicular easement shall be granted to an adjoining mid-block lot to eliminate the need for vehicular access to the mid-block parcel from the Major Pedestrian Route.

J. Planned Unit Development (PUD) Bonus.

A Floor Area Ratio bonus of 0.2 shall be granted to a project submitted as a Final Planned Unit Development (Development Code Section 40.15.15.6). To be eligible for the FAR bonus, a project shall:

1. Have a minimum site area of one and one half acres or comprise a consolidation of four or more lots of record; and
2. Provide a total area equal to at least twenty percent of the site devoted to outdoor common area(s). This area may include public arcades, decks, or roof surfaces, provided such areas are easily accessible to the public and building tenants, and appropriately landscaped for such uses.

K. For developments or phases that involve multiple buildings, the floor area ratio may be averaged by totaling the square footage of the buildings divided by the square footage of the net acreage of land within such development or phase.**L. Separation of buildings is subject to the State Building Code and the Uniform Fire Code. [ORD 4312; June 2004]**

LAND USES

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